

Policies Pertaining to Street & Alley Vacations and Surplus Land in the Floodplain

Mayor's Floodplain Task Force

July 23, 2002

The Mayor's Floodplain Task Force needs to consider policy recommendations for proposed street and alley vacations and surplus land within the floodplain.

Street and Alley Vacations

- ☐ **City-owned** property in the floodplain.
- ☐ **Property owner** abutting a street or alley **proposes to vacate** it (typically for buildings, parking areas, or private drives).
- ☐ **Current policy** is:
 1. The City **retains a conservation easement** that protects the flood storage capacity (the area cannot be filled or built upon, except for open space uses like a parking lot that preserve the flood storage);

or

 2. The applicant may propose to **deed a new conservation easement** over a nearby area which would provide the same storage capacity. (e.g., 500 cubic yards of fill dirt and building volume is compensated by the protection of 500 cubic yards of open flood storage volume elsewhere).
- ☐ Consideration for the ability to provide storage in another location (**option 2, above**) **should take into account** the following:
 1. Does allowing the conservation easement in an alternate area **encourage further development** in the floodplain that would not otherwise occur due to space limitations?
 2. These applications are typically in the older, developed areas of Lincoln, where existing businesses may have a need to expand. Should these areas be **treated differently than new development** on the fringe of the City?
 3. Acquisition of new easement takes **greater processing time/resources**. Proposed new conservation easements must be found to be in conformance with the Comp Plan, then an easement agreement must be developed and be accepted by resolution of the City Council.

Surplus Property

- ☐ City Department **proposes to surplus** property.
- ☐ **Other City agencies review** the proposal to determine whether they have any use for the property or objections to the surplus.
- ☐ **Planning Commission** reviews proposed surplus with regard to conformance with the Comp Plan.
- ☐ **City Council** considers Comp Plan conformance and takes action on proposal to declare surplus property.
- ☐ **Consideration for policy** regarding surplus property in the floodplain should include:
 - Under **what, if any conditions** should land within the floodplain be declared surplus by the City of Lincoln?
 - Under no circumstances?
 - Special review process and criteria for review?
 - Only if no net rise and/or no loss of storage standards are met?
 - Only if designated for open space use?
 - Other?.....